



REDEVELOPMENT AGENCY AGENDA
MEETING OF: JULY 21, 2004

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 11:40 A.M.

PRESENT: CHAIRMAN GOODMAN and MEMBERS REESE, BROWN, WEEKLY, MACK, MONCRIEF, and WOLFSON

ALSO PRESENT: DOUG SELBY, Executive Director, BRADFORD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary

ANNOUNCEMENT MADE: Posted as follows:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Court Clerk's Office Bulletin Board, City Hall Plaza
Las Vegas Library, 833 Las Vegas Boulevard North
Clark County Government Center, 500 So. Grand Central Parkway
Grant Sawyer Building, 555 E. Washington Avenue

(11:40)

2-2292

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: JULY 21, 2004

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT

DIRECTOR: CHRIS KNIGHT, ACTING

SUBJECT:

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF MAY 19, 2004
AND THE SPECIAL JOINT CITY COUNCIL AND REDEVELOPMENT AGENCY
MEETING OF MAY 18, 2004

MOTION:

REESE – APPROVED by Reference – UNANIMOUS

MINUTES:

There was no discussion.

(11:40 – 11:41)

2-2302

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: JULY 21, 2004

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: CHRISTOPHER KNIGHT, ACTING

SUBJECT:

REPORT AND POSSIBLE ACTION ON COMMENCING A COMMERCIAL VISUAL IMPROVEMENT PILOT PROGRAM TO FUND BUILDING FAÇADE, ON-SITE PARKING, LANDSCAPING, AND RELATED IMPROVEMENTS WITHIN COMMERCIAL CORRIDORS OF THE REDEVELOPMENT AREA (\$1,000,000 - RDA SPECIAL REVENUE FUND) - WARDS 1, 3 AND 5 (MONCRIEF, REESE AND WEEKLY)

Fiscal Impact

<input type="checkbox"/>	No Impact	Amount: \$1,000,000.00
<input checked="" type="checkbox"/>	Budget Funds Available	Dept./Division: OBD/RDA
<input type="checkbox"/>	Augmentation Required	Funding Source: RDA SPECIAL REVENUE FUND

PURPOSE/BACKGROUND:

A major objective of its Redevelopment Plan is the establishment of financial mechanisms to assist in the upgrading of commercial property. The Commercial Visual Improvement Pilot Program will provide a matching grant to commercial or industrial property owners within targeted areas of the Eastern Avenue, Martin Luther King, and Main Street. The Pilot Program maximizes its effectiveness by targeting areas with high traffic counts, older improvements, and high owner-occupancy rates.

RECOMMENDATION:

Staff recommends approving the Commercial Visual Improvement Pilot Program Manual and the funding authority for the Program.

BACKUP DOCUMENTATION:

1. Commerical Visual Improvement Program (VIP) Manual
2. Site Map - Martin Luther King target area
3. Site Map - Eastern Avenue target area
4. Site Map - Main Street target area
5. Submitted after meeting: hardcopy of PowerPoint

MOTION:

REESE – APPROVED as recommended – UNANIMOUS

MINUTES:

JACQUE HINCHMAN, Office of Business Development, introduced BILL ARENT, who gave an overview of this program using a PowerPoint presentation, a copy of which is made a part of these minutes.

REDEVELOPMENT AGENCY MEETING OF JULY 21, 2004

Business Development

Item 2 - REPORT AND POSSIBLE ACTION ON COMMENCING A COMMERCIAL VISUAL IMPROVEMENT PILOT PROGRAM TO FUND BUILDING FAÇADE, ON-SITE PARKING, LANDSCAPING, AND RELATED IMPROVEMENTS WITHIN COMMERCIAL CORRIDORS OF THE REDEVELOPMENT AREA (\$1,000,000 - RDA SPECIAL REVENUE FUND) - WARDS 1, 3 AND 5 (MONCRIEF, REESE AND WEEKLY)

MINUTES – Continued:

MEMBER BROWN said this sounds like a great program, but questioned the available funding in the RDA fund because there was a near zero balance. MR. ARENT replied that the fund is running in the black and there are sufficient funds for this project.

STEVEN VAN GORP rejoined that the Agency members allocated \$1 million out of special project funds for this program. DEPUTY CITY MANAGER HOUCHENS indicated that the balance is approximately \$10 million of surplus reserved funds, some of which were dedicated.

MEMBER WEEKLY asked MR. ARENT if he has held discussion with MR. KAJKOWSKI about widening Martin Luther King Boulevard. MR. ARENT answered that some discussion has been held. This might be good timing to assist that widening project by providing funds that would improve the visual appearance of the project. Staff has also held discussion about obtaining funds from North Las Vegas to carry the landscaping improvements north of the City's boundary to Carey Avenue. The difficult part of the project will be to identify a funding source or participation from the local property owners to sustain the improvements.

MEMBER WEEKLY indicated that MR. KAJKOWSKI is in the process of organizing meetings with the nearby property and business owners. He noted that, since he came into office, one of his main goals has been to beautify Martin Luther King Boulevard, because Martin Luther King Boulevards throughout the country are a mess. He would greatly appreciate staff's support.

CHAIR GOODMAN opined that, even though this is a great, creative program, staff is going to run into problems because business owners in the vicinity of Oakey Boulevard are afraid to get involved with the City for project funding because they fear that the City will come to their premises and discover defects that will cost a lot of money to fix, in excess of the benefits. Hence, the City would probably have to give the affected property owner a reasonable opportunity to rectify the defect so that they will not be afraid to do business with the City.

MEMBER WEEKLY asked MR. ARENT if he had spoken with DEPUTY CITY MANAGER FRETWELL about the beautification project along Las Vegas Boulevard, north to Owens. MR. ARENT replied that the Las Vegas Boulevard has not been included, because staff has primarily been focusing on three other corridors because of their predominance of commercial property lacking a dedicated funding source to make improvements. Certainly, staff can look at Las Vegas Boulevard.

REDEVELOPMENT AGENCY MEETING OF JULY 21, 2004

Business Development

Item 2 - REPORT AND POSSIBLE ACTION ON COMMENCING A COMMERCIAL VISUAL IMPROVEMENT PILOT PROGRAM TO FUND BUILDING FAÇADE, ON-SITE PARKING, LANDSCAPING, AND RELATED IMPROVEMENTS WITHIN COMMERCIAL CORRIDORS OF THE REDEVELOPMENT AREA (\$1,000,000 - RDA SPECIAL REVENUE FUND) - WARDS 1, 3 AND 5 (MONCRIEF, REESE AND WEEKLY)

MINUTES – Continued:

Regarding the exclusion of businesses that limit access to persons under the age of 21, CHAIR GOODMAN commented that it sounds like it is directed at taverns. MR. ARENT indicated that staff's intention is to focus on businesses that provide services to the largest consumer constituency. CHAIR GOODMAN felt that bars should not be excluded because they are an integral part of this community.

TOM McGOWAN, Las Vegas resident, questioned the north and south boundaries of Main Street. MR. ARENT replied that they are Bonanza and Washington because the area has heavy commercial and older buildings. The corridor between Bonneville and south of Charleston is also being considered to support the ongoing commercial development. MR. McGOWAN retorted that the area between Bonneville and Charleston includes the Ice House, which is new. The City should consider the entire Ward 1 community, especially older properties, including bus stops.

NOTE: CHAIR GOODMAN directed MR. ARENT to involve MR. WILKINS, a downtown business owner, in the discussions before the business community is approached.

(11:41 – 12:03)

2-2315

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: JULY 21, 2004

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: CHRISTOPHER KNIGHT, ACTING

SUBJECT:

DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM EDMOND TOWN CENTER, LLC, TO CONSIDER A POTENTIAL TIME EXTENSION FOR FINANCING AND RESUMPTION OF CONSTRUCTION ON THE SOUTHWEST CORNER OF "H" STREET AND OWENS AVENUE, APN 139-28-503-024 - WARD 5 (WEEKLY)

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

The Developer's deadline to close on its development loan and resume construction expired on July 7, 2004. Staff has notified the developer of default and initiated the process for re-acquisition. The Developer has requested the opportunity to provide an update concerning the project, and has requested a time extension to the existing Disposition and Development Agreement.

RECOMMENDATION:

None

BACKUP DOCUMENTATION:

1. Site Map
2. Disclosure of Principals
3. Letter from Mr. David Smith, Edmond Town Center, LLC, dated July 12, 2004
4. Submitted at meeting: Exterior Elevations
5. Submitted after meeting: hardcopy of PowerPoint, copy of financing letter from CK Hudson Investments, LLC, and copy of \$80,000 check

MOTION:

REESE – APPROVED with a deadline of 5:00 p.m. on 7/23/2004 for submittal of letter of finance and \$80,0000 additional non-refundable deposit as well as a commence construction extension expiring 10/5/2004– UNANIMOUS with WEEKLY voting NO

NOTE: A previous motion by Weekly for denial failed with Moncrief, Brown, Goodman, Mack, and Wolfson voting NO and Weekly and Reese voting YES.

REDEVELOPMENT AGENCY MEETING OF JULY 21, 2004

Business Development

Item 3 - DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM EDMOND TOWN CENTER, LLC, TO CONSIDER A POTENTIAL TIME EXTENSION FOR FINANCING AND RESUMPTION OF CONSTRUCTION ON THE SOUTHWEST CORNER OF "H" STREET AND OWENS AVENUE, APN 139-28-503-024 - WARD 5 (WEEKLY)

MINUTES:

NOTE: A Verbatim Transcript is made a part of the Final Minutes.

APPEARANCES:

OSCAR GOODMAN, Chair

JACQUE HINCHMAN, Office of Business Development

JOHN EDMOND, Edmond Town Center

DAVID SMITH, Edmond Town Center

FRANK WHITE, Senior Vice President, National Tenant Leasing

DEMETRIUS SORROWS, potential tenant

VANESSA JOHNSON, 702 Clothing

ANGIE RICHARDS, Executive Cuts

WINSTON HENDERSON, Winston Henderson Architects

BONNIE JANEL

PASTOR JAMES ROGERS, Senior Baptist Church

LORRIS REID

TOM MCGOWAN, Las Vegas resident

LAWRENCE WEEKLY, Member

LARRY BROWN, Member

MICHAEL MACK, Member

STEVE WOLFSON, Member

BILL ARENT, Office of Business Development

BRAD JERBIC, City Attorney

GARY REESE, Member

NOTE: MEMBER WEEKLY requested that the developer have multiple neighborhood meetings to inform residents about this project.

(12:03 – 1:10)

2-3507/3-1

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: JULY 21, 2004

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE REDEVELOPMENT AGENCY. NO SUBJECT MAY BE ACTED UPON BY THE REDEVELOPMENT AGENCY UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

MINUTES:

TOM McGOWAN, Las Vegas resident, stated that this meeting is in multiple violations of the Nevada Open Meeting Law and cautioned that he would be filing a complaint.

CARL MADONICK submitted his conceptual drawing of a shopping center for the downtown area.

DAN CONTRERAS, Bonanza Village resident, expressed his 100% support of MEMBER WEEKLY and mentioned that it is very frustrating to see that the other members of Council do not understand the hardships and frustrations of the residents of the West Las Vegas community. Many promises have been broken. He hopes the Edmond Town Center project pans out. But he urged the Council to address all the social issues of the area before moving forward with any commercial development in the area.

(1:10 – 1:17)

3-2360

THE MEETING ADJOURNED AT 1:17 P.M.

Respectfully submitted: _____
GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK
September 20, 2004

Barbara Jo Ronemus, Secretary